



## **5,248 SF Industrial/Flex Building**

**5390-5396 Alhambra Avenue Los Angeles, CA 90032**  
**For Sale: \$1,375,000**

- Over 5K SF Warehouse/Flex Space with BONUS mezzanine offices not included in square footage (Approximately 780 SF) on 10K square feet of land.
- Currently rented to two tenants on a month-to-month basis- ideal for an owner/user. Possible live/work occupancy.
- Multiple Panels: each 200 AMP 120 VOLT Power
- One Loading Door and Dock High Loading Access
- Close access to 10 and 710 Freeways
- 12 Foot Ceiling Height, Plumbing in warehouse and small fenced yard
- Zoned for light manufacturing uses. Great Space for Furniture Manufacturing, Artist Lofts, Creative Studios, tech, R&D, flex, etc.

## 5394 Alhambra Ave Los Angeles, CA 90032 Floor Plan



## Population Estimates

|                    | 2 Miles   | 5 Miles   | 10 Miles  |
|--------------------|-----------|-----------|-----------|
| Population (2025)  | 101,369   | 726,950   | 2,880,142 |
| Average HH Income  | \$115,597 | \$111,413 | \$103,458 |
| Daytime Population | 50,817    | 305,224   | 1,266,890 |

*All information deemed reliable but not guaranteed. Buyer to verify square footage and other information.*



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